

DISTRICT III ADVISORY BOARD

AGENDA

January 7, 2004
7:00 PM

Colvin Neighborhood City Hall
2820 S. Roosevelt

ORDER OF BUSINESS

- Call to Order
- Approval for Minutes of January 7, 2003

Public Agenda

1. **Scheduled Items** - none scheduled at this time
Please limit public comment to 5 minutes – thank you.

Recommended Action: Provide comments/take appropriate action.

2. **Off-agenda items**
Public members are given an opportunity to present issues of concern for consideration.

Recommended Action: Provide comments/take appropriate action.

Staff Presentations

3. **Community Police Report**
Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file

4. **Park and Recreation Department –Consideration of replacement park land and repurchase of original parkland sale.**

Option #1: Reaffirm the sale of the property (from the April 1, 2003 Council Meeting) and designate the identified replacement parcel for park purposes.

Option #2: Repurchase the property for the sale price w/closing costs of \$32,969.50 and negotiate some or all of the related development expenses incurred by the owner. Expenses to date are \$25,642. With the option, the City would cancel its efforts to exchange the (newly) identified parkland property for this parcel.

Action: Recommend an option.

5. **Public Works**

The first draft of the proposed 2004 – 2013 Capital Improvement Program (CIP) was prepared by the CIP Administrative Committee. Since that draft was completed, the City Council has held at least five Workshop sessions on the CIP. On December 11, 2003 the Metropolitan Area Planning Commission (MAPC) found the Proposed CIP to be in compliance with the Comprehensive Plan.

The CIP is now presented to the District Advisory Boards for review, comment and questions. As in years past, this proposal reflects revised revenue estimates, updated cost figures, and continues the commitment to City Council and community priorities

Action: Provide public comment

Board Agenda

6. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board Members to report any activities, events or concerns in the neighborhoods and/or District III.

- **Council Member Lambke** – issues/updates
- **DAB members** – other concerns/issues/updates.

Recommended Action: Address each item as appropriate.

7. Next Meeting

The next regularly scheduled meeting for District III Advisory Board will be held February 4, 2004 at the Colvin Neighborhood City Hall at 7:00 p.m.

No Action Required

Adjournment

Agenda Item 18.

City of Wichita
City Council Meeting
December 2, 2003

Agenda Report No. 03-1263

TO: Mayor and City Council Members

SUBJECT: Plainview Property

INITIATED BY: City Manager's Office

AGENDA: New Business

Recommendation: Take appropriate action.

Background: On April 1, 2003, the City Council approved the sale of three acres of City-owned land located north of 31st Street North between the Kansas Turnpike and the Fire Department's training center. Prior to approval by the Council, the sale of this parcel had been reviewed by the City's Development Coordinating Committee and the Park Board. Additionally, the Planning Department received an application to rezone the property which was then reviewed by District Advisory Board III before approval by MAPC and finally by the City Council.

Subsequent to the sale, it was discovered that this parcel had been included with other land as collateral for Land and Water Conservation grants in the 1970's. A condition of this grant was that if that if any of the collateralized land is sold, replacement of land of equal value must be acquired. A replacement parcel was identified in the Plainview area about $\frac{3}{4}$ mile north of the sale parcel. The replacement tract is owned by the City and located between Roosevelt and George Washington Boulevard behind residential development on Roseberry, Whitney and Fees. The tract consists of platted lots and unplatted reserve and contains 22.76 acres. It was appraised at \$48,000; the sold property was appraised at \$32,670 (also the sale price). Kansas Department of Wildlife and Parks and the Board of Park Commissioners have approved the substitution.

Analysis: The purchaser of the sale property recently notified the City that he no longer has an interest in relocating his corporate office and manufacturing facility to this location. He has requested that the City buy-back the three-acre parcel for the amount paid plus expenses. The controversy resulting from the sale of the property was a contributing factor to the owner's decision to seek repurchase by the City. The sale price

with closing costs totaled \$32,969.50. The associated expenses connected with engineering/zoning/platting, etc. for his development totals \$25,642.

The contract for sale states that the purchaser is to redevelop the property for commercial and/or retail use and the development must be initiated within 24-months of closing. The City has the right to repurchase the property for the amount paid at closing if these conditions are not fulfilled.

The City Council has two options:

Option #1: Reaffirm the sale of the property (from the April 1, 2003 Council Meeting) and designate the identified replacement parcel for park purposes.

Option #2: Repurchase the property for the sale price w/closing costs of \$32,969.50 and negotiate some or all of the related development expenses incurred by the owner. Expenses to date are \$25,642. With the option, the City would cancel its efforts to exchange the (newly) identified parkland property for this parcel.

Financial Considerations: If Option #1 is selected the replacement property is already titled in the name of the City. Therefore, designating its use for Park purposes will require no additional funds for land acquisition. The City intended to use a portion of the sale proceeds (not to exceed \$17,000) for the construction of a new trail adjacent to the property being sold. If Option #2 is selected by the City, the cost to the City will be \$32,969.50 at a minimum and could increase by as much as \$25,642 if the full cost for redevelopment is paid to the current owner. Proceeds from the sale would be utilized for the repurchase amount and any additional funding would have to be obtained from other sources.

Legal Considerations: Should Option #1 the City Council should approve the transfer resolution authorizing the designation of City-owned real property for use as park land. Should Option #2 be selected, the Law Department will approve all required contracts as to form.